

**REQUEST**

Current Zoning: MUDD(CD) (mixed use development, conditional)  
Proposed Zoning: MUDD(CD) SPA (mixed use development, conditional, site plan amendment)

**LOCATION**

Approximately 0.43 acres located on the west side of Park Road and north side of Drexel Place.



**SUMMARY OF PETITION**

The petition proposes to modify an approved plan to allow any office or retail use allowed in the MUDD zoning district. The site is currently developed with an office building and a single-family home.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

Greenway Holdings, LLC  
Greenway Holdings, LLC  
Walter Fields

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 5

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Park Woodlawn Area Plan (2013)* recommendation for residential/office/retail land uses for this parcel.

Rationale for Recommendation

- The petition proposes an office building at the corner of Drexel Place and Park Road, consistent with the plan and consistent with the depth of other commercial property depths along Park Road.
- The project removes a single-family home to create additional parking, however it also provides cross access for residents on Drexel Place to access the traffic signal at Heather Lane.
- The project will provide an enhanced streetscape and pedestrian improvements in the form of planting strips and sidewalks

- The project proposes to install a five-foot wide waiting pad for CATS bus route #19 on Park Road.

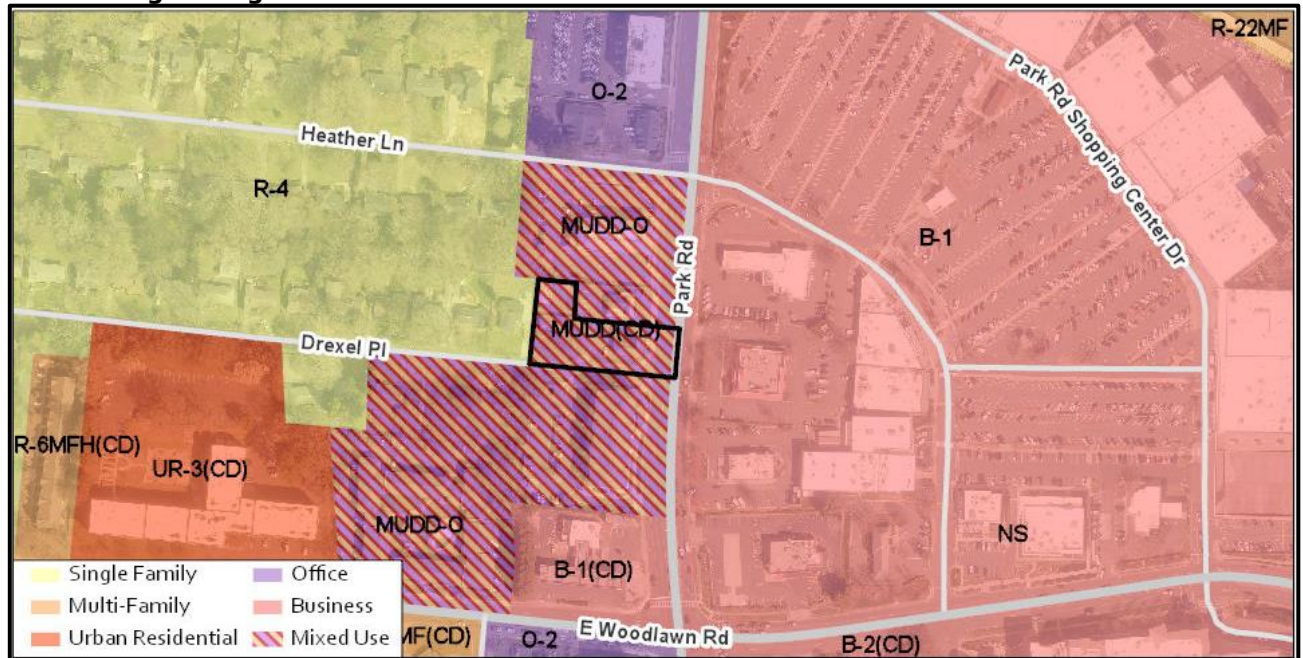
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan amendment contains the following changes:

- Reduces the project acreage from 1.77 acres to 0.43 acres.
- Reduces the number of principal buildings from 2 to 1.
- Reduces the building area from 38,000 square feet to 3,200 square feet.
- Limits building height to 40 feet.
- Identifies office and retail uses as permitted uses.
- Provides a 10-foot Class C buffer along the west property line abutting existing single family residential.
- Proposes the following transportation improvements:
  - Proposes one driveway connection to Drexel Place and an internal connection to the property to the north.
  - Provides a 6-foot sidewalk and an 8-foot planting strip along Drexel Place, and an 8-foot sidewalk and 8-foot planting strip along Park Road. *Identifies streetscape improvements in development notes on site plan.*
  - Illustrates future right of way along Park Road, 40 feet from existing center line. *Adds note specifying that petitioner will dedicate or convey the fee simple interest for 40 feet of right-of-way measured from the centerline of Park Road.*
  - Illustrates location of 5-foot wide CATS waiting pad along Park Road.
  - Notes all transportation improvements will be constructed prior to the issuance of the first certificate of occupancy on the site.

• **Existing Zoning and Land Use**



- The site is developed with an office building and a single-family home and is surrounded by single family residential, apartments, townhomes, office, and retail uses. The site is located within the Park Road/Woodlawn Road Mixed Use Activity Center.
- The site is part of a larger 1.77-acre parcel rezoned from R-4 and O-2 to MUDD(CD) via petition 2008-033 to allow up to 38,000 square feet of retail, general and medical offices, restaurants, and outdoor dining.



The site is developed with an office building and single-family residence.



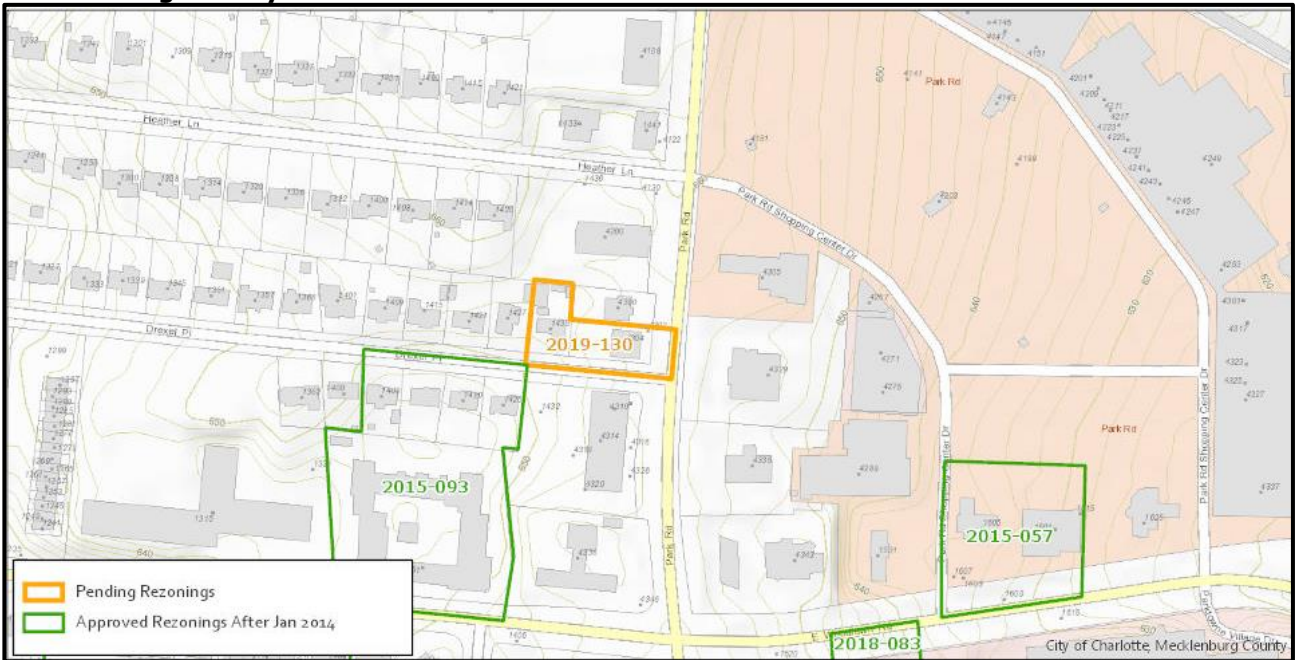
Along Park Road are commercial uses.





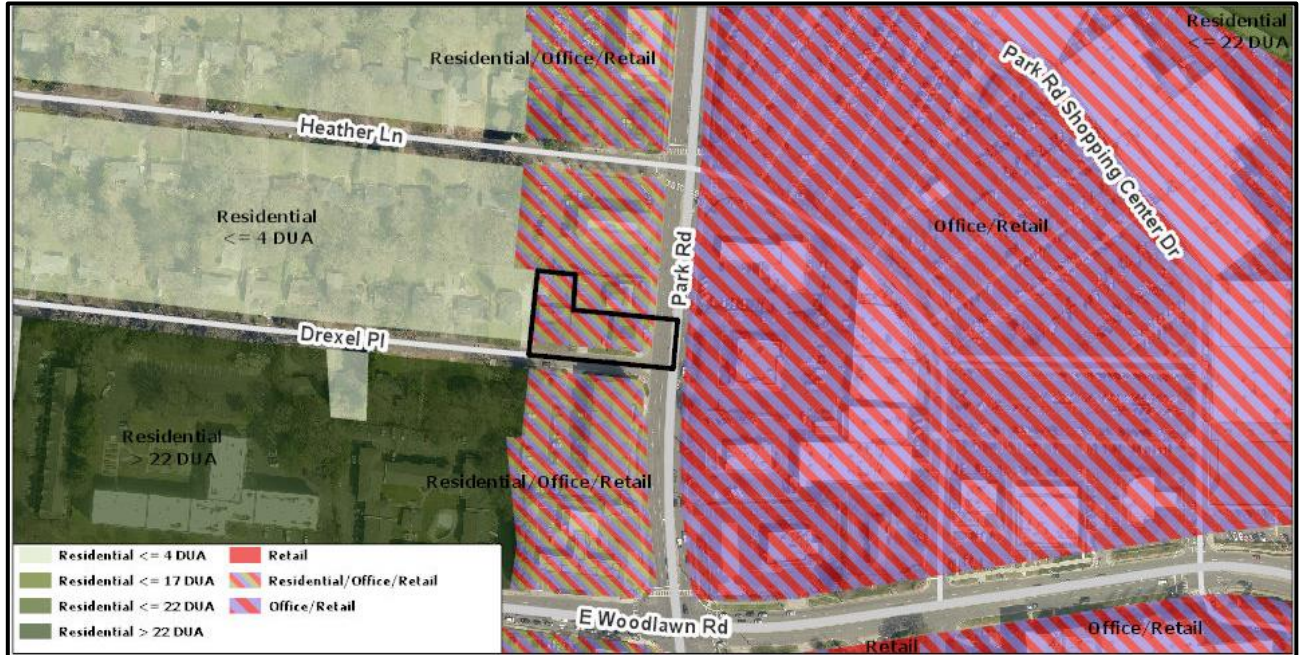
West are single family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-083	Rezoned 0.88 acres from B-1 to B-2(CD) to demolish the existing EDEE and construct a new EDEE drive-in.	Approved
2015-093	Rezoned 2.9 acres from R-4 and UR-3(CD) to MUDD-O to allow the redevelopment of 4 single family homes and an existing multi-family development to allow up to 265 multi-family dwelling units at 91.37 units per acre.	Approved
2015-057	Rezoned 1.14 acres from B-1 to NS to allow 14,000 square feet of commercial uses with 1 accessory drive-through service window.	Approved

• **Public Plans and Policies**



- The *Park Woodlawn Area Plan* recommends residential/office/retail for this site.

• **TRANSPORTATION CONSIDERATIONS**

- The site is located on a major thoroughfare. The proposed development zoning is an urban zoning with an ordinance requirement of an 8-foot sidewalk and 8-foot planting strip on all public street frontages. The ordinance requirements are part of the City’s Charlotte WALKS and Vision Zero policy. ~~The petitioner should revise the site plan address the outstanding items listed below.~~ **The petitioner commits to installing the streetscape on all public streets to provide multi-modal transportation options, as well connecting to the adjacent parcel for further network connectivity in the area.**
- ~~See Outstanding Issues, Notes 1 and 2, and 3. Addressed.~~
- **Vehicle Trip Generation:**  
 Current Zoning:  
 Existing Use: 90 trips per day (based on 2,300 square feet of medical office).  
 Entitlement: 3,110 trips per day (based on 38,000 square feet of retail; petition 2008-033).  
 Proposed Zoning: 580 trips per day (based on 3,200 square feet of retail).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org) regarding fire department access, fire hydrant location, and turn radius.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Drexel Place and via an existing 8-inch water distribution main located along Park Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Drexel Place.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Land Development:** No comments submitted.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No comments submitted.

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org) regarding air quality and ground water services.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

### **OUTSTANDING ISSUES**

#### Transportation

- ~~1. The site is part of approved Rezoning 2008-033 which commits to streetscape improvements that meets MUDD Ordinance, Chapter 19 Ordinance, Park Woodlawn Area Plan, and the adopted Charlotte Walks policy. The petitioner should revise the site plan and conditional note(s) showing the same commitments: **Addressed.**~~
  - ~~a. Park Road: 8-foot sidewalk and an 8-foot planting strip between the back of curb and the sidewalk.~~
  - ~~b. Drexel Place: 6-foot sidewalk and an 8-foot planting strip between the back of curb and the sidewalk.~~
- ~~2. Park Road is a major thoroughfare inside Route 4 with a future right-of-way of 80 feet as identified in the Council adopted Comprehensive Transportation Plan and CRTPO. The petitioner should revise the site plan and conditional notes committing to the dedication of right-of-way, fee simple, of 40 feet from centerline of the road to meet minimum requirements. **Addressed.**~~

### **REQUESTED TECHNICAL REVISIONS**

#### Transportation

- ~~3. Add a conditional note stating the commitment to building the streetscape on Park Road and Drexel Place as generally depicted in the rezoning plan. **Addressed.**~~
- ~~4. Add a conditional note stating the commitment to dedicating the right-of-way on Park Road. **Addressed.**~~

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Claire Lyte-Graham (704) 336-3782